

1 BILL NO. R-85-01-26

2 DECLARATORY RESOLUTION NO. R- 1485

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1.

7 WHEREAS, Common Council has previously designated by
8 Declaratory Resolution the following described property as an
9 "Economic Revitalization Area" under Division 6, Article II,
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
11 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

12 Part of the West half of the
13 Southeast Quarter of Section
14 24, Township 31 North, Range
15 12 East, Allen County, Indiana,
16 more particularly described as
17 follows:

18 Beginning at a point on the North
19 line of the West half of the
20 Southeast Quarter of Section
21 24, Township 31 North, Range
22 12 East, Allen County, Indiana,
23 said point being 264.2 feet West
24 of the Northeast corner of the
25 W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Sec. 24-31-12;
26 thence South 87 degr. 24.1 min.
27 West along the North line of
28 the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Sec. 24-31-12,
29 a distance of 373.75 feet; thence
30 South 01 degr. 40 min. 43 sec.
31 East and parallel to the East
32 line of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Sec.
33 24-31-12, a distance of 175.0
34 feet; thence North 87 degr. 24.1
35 min. East and parallel to the
36 North line of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$
37 of Sec. 24-31-12, a distance
38 of 373.75 feet; thence North
39 01 degr. 40 min. 43 sec. West
40 and parallel to the East line
41 of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Sec.
42 24-31-12, a distance of 175.0
43 feet to the point of beginning,
44 containing 1.5 acres;

45 Ingress and Egress Easement

46 Part of the West half of the
47 Southeast Quarter of Section
48 24, Township 31 North, Range
49 12 East, in Allen County, Indiana,
50 more particularly described as
51 follows:

1 Beginning at the Northeast corner
2 of the West half of the Southeast
3 Quarter of Section 24, T31N,
4 R12E, in Allen County, Indiana;
5 thence south 87 degr. 24.1 min.
6 west along the north line of
7 said Sec. 24-31-12, a distance
8 of 1211.0 feet to a point in
9 the east R/W line of Clinton
10 Street (formerly Leo Road); thence
11 southerly along said east right-of-
12 way line on a curve to the left
13 having a radius of 1834.86 feet
14 and a central angle of 6 degr.
15 37 min. a distance of 211.9 feet
16 to a concrete monument marking
17 the point of tangency of said
18 curve; thence south 2 degr. 28
19 min. East along said east R/W
20 line of Clinton Street (formerly
21 Leo Road) a distance of 310 feet
22 to a point; thence north 87 degr.
23 32 min. East a distance of 214
24 feet to a point of curvature;
25 thence along a curve to the right
26 having a radius of 279.9 feet
27 and a central angle of 30 degr.,
28 a distance of 146.34 feet to
29 a point; thence south 62 degr.
30 28 min. East, a distance of 264.36
31 feet to a point; thence along
32 a curve to the left having a
radius of 25 feet and a central
angle of 30 degr. 07.9 min.,
a distance of 13.1 feet to a
point; thence north 87 degr.
24.1 min. east, a distance of
31.6 feet; thence north and par-
allel to the east line of the
W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Sec. 24-31-12,
a distance of 25 feet to the
true point of beginning; thence
north 03 degr. 05.9 min. west,
a distance of 299.0 feet; thence
north 01 degr. 40 min. 43 sec.
west, parallel to the east line
of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Sec.
24-31-12, a distance of 193.76
feet to a point 175.0 feet south
of the north line of the W $\frac{1}{2}$ of
the SE $\frac{1}{4}$ of Sec. 24-31-12; thence
south 87 degr. 24.1 min. west
parallel to the north line of
the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Sec. 24-31-12
a distance of 50.0 feet, said
point being 637.95 feet west
of the east line of the W $\frac{1}{2}$ of
the SE $\frac{1}{4}$ of Sec. 24-31-12; thence
south 01 degr. 40 min. 43 sec.
east parallel to the east line
of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Sec.
24-31-12 a distance of 193.76
feet; thence south 05 degr. 02

1 min. 37 sec. east a distance
2 of 52.28 feet; thence south 02
3 degr. 47 min. 16 sec. west a
4 distance of 236.06 feet; thence
5 south 62 degr. 28 min. east a
distance of 21.32 feet; thence
north 87 degr. 24.1 min. east
a distance of 31.6 feet, to the
point of beginning;

6 said property more commonly known as 5104 North Clinton, Fort
7 Wayne, Indiana 46825;

8 WHEREAS, recommendations have been received from the
9 Committee on Finance and the Department of Economic Development
10 concerning said Resolution;

11 WHEREAS, notice of the adoption and substance of said
12 Resolution has been published in accordance with I.C. 5-3-2 and
13 a public hearing has been conducted on said Resolution;

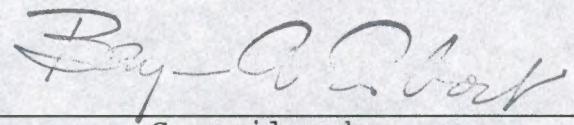
14 WHEREAS, if said Resolution involves an area that has
15 already been designated an allocation area under I.C. 36-7-14-39,
16 the Fort Wayne Redevelopment Commission has adopted a Resolution
17 approving the designation.

18 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
19 THE CITY OF FORT WAYNE, INDIANA:

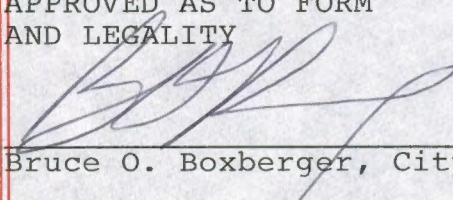
20 SECTION 1. That, the Resolution previously designating
21 the above described property an "Economic Revitalization Area" is
22 confirmed in all respects.

23 SECTION 2. That, the above described property is here-
24 by declared an "Economic Revitalization Area" pursuant to I.C. 6-
25 1.1-12.1, said designation to begin on the effective date of this
26 Resolution and continue for one (1) year. Said designation shall
27 terminate at the end of that one (1) year period.

28 SECTION 3. That this Resolution shall be in full force
29 and effect from and after its passage and any and all necessary
30 approval by the Mayor.


Ray A. Clark
Councilmember

31 APPROVED AS TO FORM
32 AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by Eustach, seconded by Dodd, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on Tuesday, the 12th day of February, 19 85, at 7:00 o'clock P.M., E.S.T.

DATE: 1-22-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Eustach, seconded by Dodd, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	<u>—</u>	<u>—</u>	<u>1</u>	<u>—</u>
<u>BRADBURY</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>BURNS</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>EISBART</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>GiaQUINTA</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>HENRY</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>REDD</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>SCHMIDT</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>STIER</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>✓</u>	<u>—</u>
<u>TALARICO</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>

DATE: 2-12-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)
(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. B-14-85
on the 12th day of February, 19 85.

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 13th day of February, 19 85,
at the hour of 11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 14th day of February,
19 85, at the hour of 11:30 o'clock A.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant North Clinton Family Physicians, an Indiana General Partnership
2. Owner(s) North Clinton Family Physicians, an Indiana General Partnership
3. Address of Owner(s) 5104 North Clinton
Fort Wayne, Indiana 46825
4. Telephone Number of Owner(s) (219) 423-1311 %Charles J. Weinraub, Attorney
5. Relationship of Applicant to Owner(s) if any _____
6. Address of Applicant/c/o Charles J. Weinraub
900 Paine Webber Bldg.
Fort Wayne, Indiana 46802
7. Telephone number of Applicant (219) 423-1311
8. Address of Property Seeking Designation 5104 North Clinton
Fort Wayne, Indiana 46825
9. Legal Description of Property Proposed for Designation (may be attached) Attached

10. Township _____
11. Taxing District _____

12. Current Zoning R-3 (Contingent use for medical building)
13. Variance Granted (if any) _____
14. Current Use of Property
- a. How is property presently used? Raw Ground

- b. What Structure(s) (if any) are on the property? None

- b. What is the condition of this structure/these structures? _____

15. Current Assessed Value of Real Estate _____
- a. Land _____
- b. Improvements _____
16. Amount of Total Property Taxes Owed During the Immediate Past Year

17. Description of Proposed Improvements to the Real Estate _____
5280 square foot medical building

18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
December, 1984
- b. When is completion expected? June, 1985
19. Cost of Project (not including land costs) \$240,000 +

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? 12 +

lation of this new manufacturing equipment?

b. What is the nature of those jobs? Medical Service

c. Anticipated time frame for reaching employment level stated above?

July, 1985

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.)

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

This development helps eliminate the depressed nature of the Fort Wayne economy through an increased tax base and new jobs.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? New jobs, new building construction, increased tax base.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

- ## 25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES X NO

- ## 26. Financing on Project

What is the status of financing connected with this project?

Financing secured through Summit Bank on a conventional basis.

I hereby certify that the information and representation on this Application are true and complete.

North Clinton Professional Physicians,
An Indiana General Partnership

Signature(s) of Owners

BY: David C. Sand
David C. Sand, M.D.
BY: Kathleen B. Baeverstad MD
Kathleen B. Baeverstad, M.D.

December 11, 1984

Date

BY: Mitchell B. Stucky
Mitchell B. Stucky, M.D.
BY: Bruce A. Guebard
Bruce A. Guebard, M.D.

Information Below to be filled in by Department of Economic Development:

Date Application Received: _____

Date Application Forwarded to Law Dept: _____

Date of Legal Notice Publication: _____

Date of Public Hearing: _____

Date of Building Permit: _____

Approved or Denied? Date: _____

Allocation Area: _____

RECEIPT

FUND - ECONOMIC DEVELOPMENT

No 072

FORT WAYNE, IND. December 12 1984

RECEIVED FROM South Clinton Family Physicians \$ 50.00
 THE SUM OF Fifty and 00/100 100 DOLLARS
 ON ACCOUNT OF Tax Abatement



AUTHORIZED SIGNATURE

HUNT, SUEDHOFF, BORROR
& EILBACHERLAWYERS
9TH FLOOR, PAINE WEBBER BLDG.
FORT WAYNE, IND. 46802

57171

PAY
TO THE
ORDER OFCity of Fort Wayne12/11 198471-27
74950 00\$ 50 00

DOLLARS

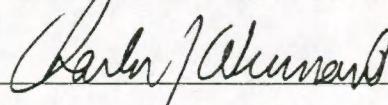
LINCOLN NATIONAL BANK 
P.O. BOX 960 FORT WAYNE, INDIANA 46801

HUNT, SUEDHOFF, BORROR & EILBACHER

FOR

#057171# 00749002751

383 104 31#



CERTIFICATE OF SURVEY

OFFICE OF:

JOHN R. DONOVAN

REGISTERED PROFESSIONAL CIVIL ENGINEER No. 9173 INDIANA

REGISTERED LAND SURVEYOR No. 9921 INDIANA

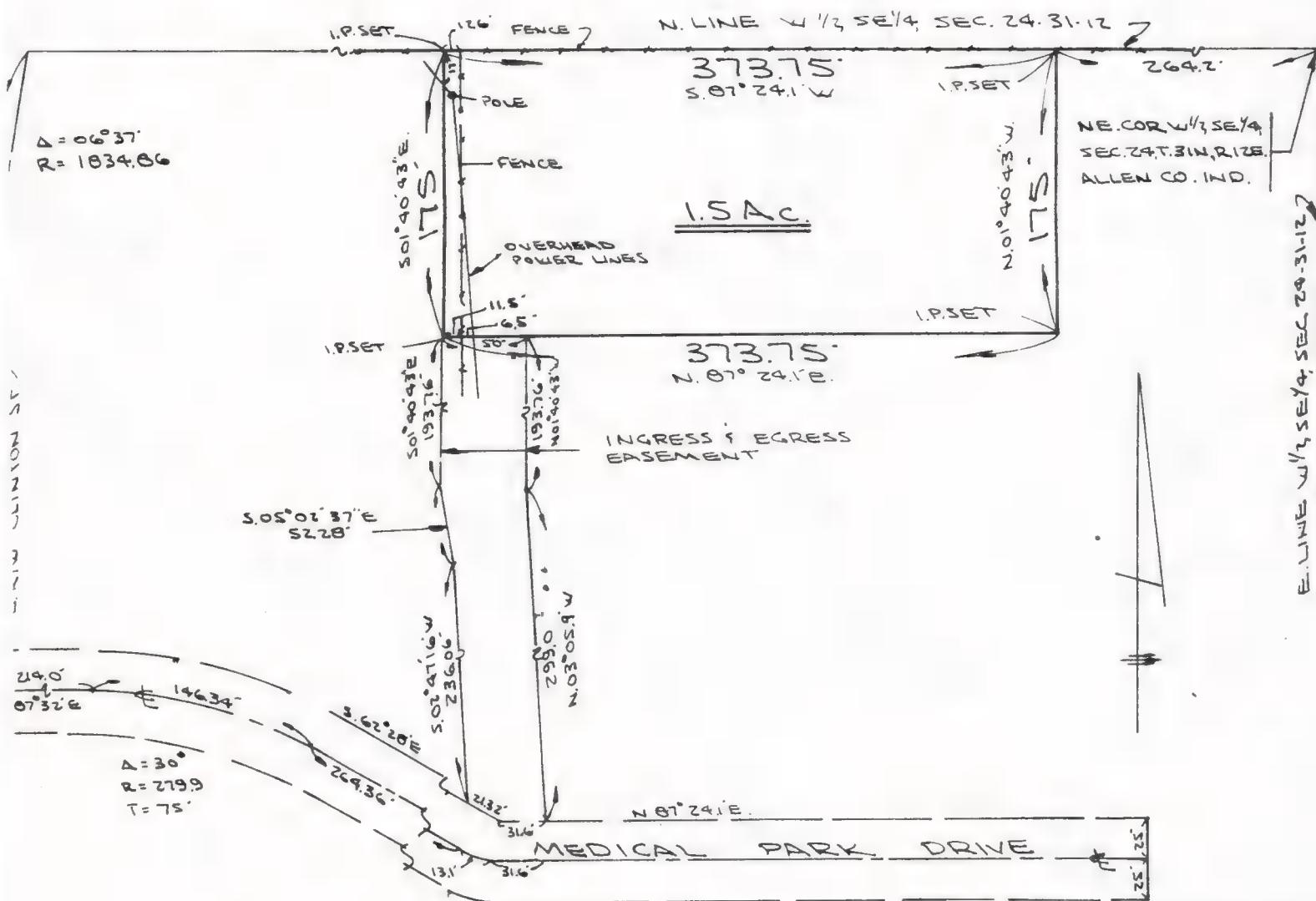
FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit: Part of the West half of the Southeast Quarter of Section 24, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Beginning at a point on the North line of the West half of the Southeast Quarter of Section 24, Township 31 North, Range 12 East, Allen County, Indiana, said point being 264.2 feet West of the Northeast corner of the $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 24-31-12; thence South 87 degr. 24.1 min. West along the North line of the W $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 24-31-12, a distance of 373.75 feet; thence South 01 degr. 40 min. 43 sec. East and parallel to the East line of the W $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 24-31-12, a distance of 175.0 feet; thence North 87 degr. 24.1 min. East and parallel to the North line of the $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 24-31-12, a distance of 373.75 feet; thence North 01 degr. 40 min. 43 sec. West and parallel to the East line of the W $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 24-31-12, a distance of 175.0 feet to the point of beginning, containing 1.5 acres.



NOTE: According to the FIA Flood Hazard Boundary Maps, the above described real estate is not located in a flood hazard area.

JOB FOR: U.P.M.C.

V=100
11-6-84
REV. 11-7-84

JOHN R. DONOVAN

CERTIFICATE OF SURVEY

OFFICE OF:

JOHN R. DONOVAN
REGISTERED PROFESSIONAL CIVIL ENGINEER No. 9173 INDIANA
REGISTERED LAND SURVEYOR No. 9921 INDIANA
FORT WAYNE, INDIANA

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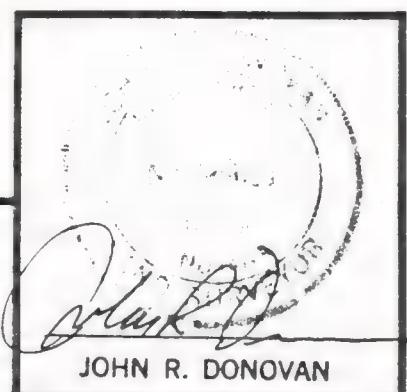
Ingress and Egress Easement

Part of the West half of the Southeast Quarter of Section 24, Township 31 North, Range 12 East, in Allen County, Indiana, more particularly described as follows:

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JOB FOR: U.P.M.C.

11-7-84



BILL NO. _____

R-85-01-26

REPORT OF THE COMMITTEE ON

FINANCE

WE, YOUR COMMITTEE ON

FINANCE

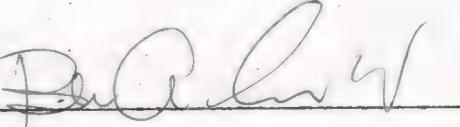
TO WHOM WAS

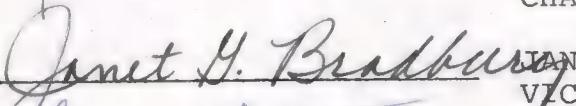
REFERRED AN (ORDINANCE) (RESOLUTION) confirming the designation of
an "Economic Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)
(RESOLUTION) (DO PASS) (DO NOT PASS) (WITHDRAWN)

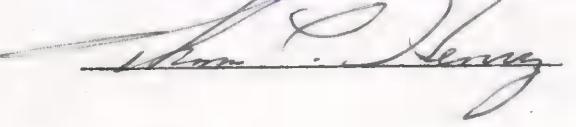
YES

NO


BEN A. EISBART
CHAIRMAN


JANET G. BRADBURY
VICE CHAIRWOMAN


SAMUEL J. TALARICO


THOMAS C. HENRY


JAMES S. STIER

CONCURRED IN

2-12-85

SANDRA E. KENNEDY
CITY CLERK

6902

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution Q3-85-01-26

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation of an "Economic Revitalization Area" under I.C. 6-1.1-12.1.

(5104 North Clinton - North Clinton Family Physicians)

EFFECT OF PASSAGE Ground that is presently unused, will be utilized to construct a new medical building, provide at least 12 new jobs for the area and increase the tax base of the City of Fort Wayne.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$240,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-85-01-25

AND R-85-01-26)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on January 22, 1985, date

designating property at 5104 North Clinton - North Clinton

Family Physicians

an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, February 12, 1985; at 7:00 P.M., date, time & place Room 128 - City-County Building, One Main Street, Fort Wayne, Indiana

If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy

Sandra E. Kennedy
City Clerk



The City of Fort Wayne

January 24, 1985

Ms. Trudy Sterling
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the dates of January 28, 1985 and February 4, 1985, in both the News Sentinel and Journal Gazette.

RE: R-85-01-23 & R-85-01-24
R-85-01-25 & R-85-01-26
R-85-01-27 & \$-85-01-28

Please send us 4 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 3

An Equal Opportunity Employer

One Main Street, Fort Wayne, Indiana 46802

Fort Wayne Common Council
(Governmental Unit)
Allen County, IN

To **JOURNAL-GAZETTE** Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM**LINE COUNT**

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines
of the type in which the body of the advertisement is set) - number of equivalent lines

Head	number of lines	3
Body	number of lines	16
Tail	number of lines	2
Total number of lines in notice		21

COMPUTATION OF CHARGES

21 lines, 1 columns wide equals 21 equivalent lines at 450¢ \$ 9.45
cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00

TOTAL AMOUNT OF CLAIM \$ 10.45

DATA FOR COMPUTING COST

Width of single column 12.5 picas	Size of type 6 point
Number of insertions 2	Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Date Feb. 4 1985

Title CLERK

FORM #904**PUBLISHER'S AFFIDAVIT**

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the
undersigned *Drusilla Roose* who, being duly sworn, says
that he/she is CLERK of the

JOURNAL-GAZETTE

DAILY

newspaper of general circulation printed and published

in the English language in the city town of **FORT WAYNE, INDIANA**

in state and county aforesaid, and that the printed matter attached hereto is a true copy,
which was duly published in said paper for two times the dates of publication being
as follows:

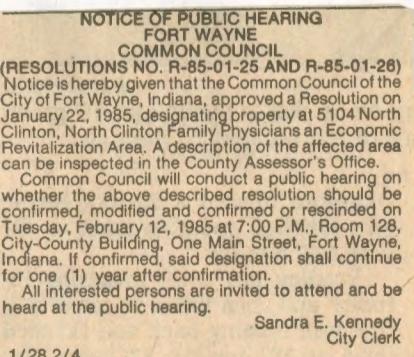
1/28 - 2/4/85

Drusilla Roose

Subscribed and sworn to me before this 4th day of February 1985

Anne M. Perkins
Anne M. Perkins Notary Public

November 29, 1985



1/28,2/4

My commission expires

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To NEW-SENTINEL Dr.
P.O. BOX 100
FORT WAYNE, INDIANA**PUBLISHER'S CLAIM****LINE COUNT**Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines
of the type in which the body of the advertisement is set) - number of equivalent lines

Head	number of lines	3
Body	number of lines	16
Tail	number of lines	2
Total number of lines in notice		21

COMPUTATION OF CHARGES

21	1	21	.450¢	\$ 9.45
..... lines, columns wide equals equivalent lines at cents per line				
Additional charge for notices containing rule or tabular work (50 per cent of above amount)			
Charge for extra proofs of publication (50 cents for each proof in excess of two)				2 extra 1.00
TOTAL AMOUNT OF CLAIM				\$ 10.45

DATA FOR COMPUTING COST

Width of single column 12.5 picas	Size of type 6
Number of insertions 2	Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Date Feb. 4 19 85

Title CLERK

FORM #903**PUBLISHER'S AFFIDAVIT**State of Indiana
ALLEN County SS:Personally appeared before me, a notary public in and for said county and state, the
undersigned Drusilla Roose who, being duly sworn, says
that he/she is CLERK of the

NEWS-SENTINEL

DAILY

a newspaper of general circulation printed and published

in the English language in the city town of FORT WAYNE, INDIANA

in state and county aforesaid, and that the printed matter attached hereto is a true copy,
which was duly published in said paper for two times the dates of publication being

as follows:

1/28 - 2/4/85

Drusilla Roose

Subscribed and sworn to me before this 4th day of February 19 85

Anne M. Perkins

Anne M. Perkins Notary Public

November 29, 1985

My commission expires